

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02698/TCA

T1: Maple - Repollard back to boundary.

14 Sollershott West

Letchworth Garden City

Hertfordshire

SG6 3PX

Submitted Plan Nos

Location plan Photos

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 Various applications, full case history on file.

3.0 **Representations**

3.1 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the north side of Sollershott West and is within the Letchworth Conservation Area,

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1: Maple – Re-pollard back to boundary.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2 The tree is identified on the submitted location plan as T1.

4.3.3 The Maple tree is positioned in the front garden of the neighbouring property known as no.12 Sollershott West. The tree report submitted in support of the works identifies the tree to be a multi stemmed specimen with growth having spread to the application site. The tree is mature in terms of its age and appears visually healthy. The proposed works are to the side which grows towards no.14 Sollershott West and does not include works to the side which grows towards no.12 Sollershott West which the tree report states is the owner of the tree. The works are proposed in order to keep growth away from the building and allow light to the property. Being positioned in the front garden of the property means that its amenity value is greater in terms of the contribution it makes towards the character and appearance of the Letchworth Conservation Area. However, the tree is set back from the front boundary with Sollershott West where there is significant tree coverage and so any impact as a result of the proposed works on the streetscene and subsequent conservation area would be minimal and acceptable.

- 4.3.4 There would appear not to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works to the tree would not harm its amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

- 5.2 Informative to be included to ensure permission has been obtained for the works from both the owner of the tree and the Heritage Foundation.

Informative/s:

1. If you intend to undertake works to a tree outside of the boundary of your curtilage then you **MUST** obtain the consent of the landowner(s) prior to carrying out the works. It is advised that any consent be obtained in writing and retained for future reference should any dispute arise between the relevant parties in the future.
2. In addition to this approval, you **MUST** make sure you have obtained the written consent of the Letchworth Garden City Heritage Foundation (where necessary) prior to undertaking works to the tree.

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 January 2025	